

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

GREAT MAINE WHARF LLC /TBD

**PERMIT ID:** 2013-00256

**Located at**

68 COMMERCIAL ST - MAINE WHARF - end  
of Building A)

**CBL:** 030 D001001

has permission to **Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*Jeannie Bonke*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00256	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 COMMERCIAL ST - MAINE WHARF - (end of Building A)	Owner Name: GREAT MAINE WHARF LLC	Owner Address: 42 MARKET ST PORTLAND , ME 04101	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ
Past Use: End of Building 'A' closest to Commercial Street - wholesale/fish packing (1st floor only)	Proposed Use: repair of existing space-proposed use undetermined at this time	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00
Proposed Project Description: Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied		FIRE DEPT: 4/2/12 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: TBD Type: 3B (Phase I of III) IBC, 2009
		Signature: <i>[Signature]</i> (50) Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit Taken By: bjs	Date Applied For: 02/06/2013	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Dr w/condition</i> Date: 4/2/13 <i>ASN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASN</i>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00256	<b>Date Applied For:</b> 02/06/2013	<b>CBL:</b> 030 D001001
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<b>Location of Construction:</b> 68 COMMERCIAL ST - MAINE W	<b>Owner Name:</b> GREAT MAINE WHARF LLC	<b>Owner Address:</b> 42 MARKET ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> repair of existing space- proposed use undetermined at this time (Phase I)	<b>Proposed Project Description:</b> Repair part of existing Building 'A' (interior work) - 40' x 39' area - use is undetermined at this point - need to apply for tenant fit up permit when occupied
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/15/2013  
**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work is taking place within the existing footprint and shell. Any changes to the exterior will require a separate permit application and review.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being issued for internal repair of the end of Building 'A'. There is no proposed tenant at this time, so there is no proposed use. A tenant fit up permit will need to be applied for when the space is occupied to establish the use.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 04/02/2013  
**Note:** **Ok to Issue:**

- 1) Phased approval. This City is issuing a permit for the construction of structural repairs to the existing building before the construction documents for the whole building or structure have been submitted.

The design professional of responsible charge and building Owner shall proceed at the Owner's own risk with the building operation and without assurance that a permit for the entire structure or separate uses will be granted.

- 2) No permit shall be issued until the applicant has removed and disposed of all (friable asbestos) such material in accordance with applicable state and federal regulations.

Utility connections. Service utility connections shall be discontinued and capped in accordance with the approved State and City or Portland rules and requirement.

3306.1 Protection required. Pedestrians shall be protected during construction, remodeling and demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Ben Wallace Jr      **Approval Date:** 04/02/2013  
**Note:** **Ok to Issue:**

- 1) There is no approved use for these spaces and any fire review that has taken place has been based upon prior historical use of low hazard storage/industrial use. Additional permits are required prior to any approved occupancy.
- 2) All construction shall comply with City Code Chapter 10.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: Maine Wharf <b>68 Commercial - Maine Wharf</b>		
Total Square Footage of Proposed Structure <b>16,400</b>	Square Footage of Lot <b>5971</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>30</b> Block# <b>D</b> Lot# <b>1:2</b>	Owner: Maine Wharf LLC PO Box 535 Buxton, ME 04093	Telephone: <b>PATTINSON</b> <b>239-5500</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: William Hopkins Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work: \$ <u>150,000.00</u> Fee: \$ <u>1,520.00</u> C of O Fee: \$ <u>75.00</u>
Current legal use (i.e. single family) If vacant, what was the previous use? <u>RETAIL/OFFICE whole sale - fish market</u> <b>1595</b> Proposed Specific use: <u>RETAIL OFFICE 1<sup>ST</sup> FLOOR RETAIL 2<sup>ND</sup> FLOOR OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <b>REPAIR OF EXISTING BUILDING</b>		
Contractor's name, address & telephone: Not known at this time		
Who should we contact when the permit is ready: <u>SUR Goffers</u> Mailing address: _____ Phone: <u>772 6022</u> <b>ARCHETYPE PR</b> <b>48 Union Wharf</b> <b>Portland, ME 04101</b>		

RECEIVED  
FEB 06 2013  
Dept. of Building Inspections  
City of Portland Maine

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <b>2-6-13</b>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



# Certificate of Design

Date: 2/6/13

From: Archetype, PA

These plans and / or specifications covering construction work on:

Maine Wharf

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: 

Title: Maine Licensed Architect

Firm: Archetype

Address: 48 Union Wharf

Portland, Maine 04101

Phone: (207) 772-6022



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design Application

From Designer: Archetype PA  
 Date: 2/6/13  
 Job Name: Maine Wharf  
 Address of Construction: Maine Wharf

## 2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) B & M

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC NO

Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) NON

Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50PSF</u>

- N/A Live load reduction
- 0 Roof live loads (1603.1.2, 1607.11)
- 42PSF Roof snow loads (1603.7.3, 1608)
- 60PSF Ground snow load,  $P_g$  (1608.2)
- 42PSF If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- 1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- 1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- 1.0 Roof thermal factor,  $C_t$  (1608.4)
- N/A Sloped roof snowload,  $P_s$  (1608.4)

### Wind loads (1603.1.4, 1609)

- Design option utilized (1609.1.1, 1609.6)
- Basic wind speed (1809.3)
- N/A Building category and wind importance Factor,  $I_w$ , table 1604.5, 1609.5
- NO Wind exposure category (1609.4)
- CHANGE TO LATERAL Internal pressure coefficient (ASCE 7)
- TO Component and cladding pressures (1609.1.1, 1609.6.2.2)
- LATERAL Main force wind pressures (7603.1.1, 1609.6.2.1)

- ~~Seismic design category (1616.3)~~
- ~~Basic seismic force resisting system (1617.6.2)~~
- ~~Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)~~
- ~~Analysis procedure (1616.6, 1617.5)~~
- ~~Design base shear (1617.4, 1617.5.1)~~

### Earth design data (1603.1.5, 1614-1623)

- BRACING Design option utilized (1614.1)
- SYSTEM Seismic use group ("Category")
- Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)
- Site class (1615.1.5)

### Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)
- Elevation of structure

### Other loads

- 2000 lb Concentrated loads (1607.4)
- 20 PSF Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

**CBL:** 030 D0010      **Permit ID:** 2013-00256

**Additional Comments:**

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**3/8/2013-JRIOUX/Building:**

Requiring Code Analysis from the design professional in responsible charge, and clarification on of elevations, separations, and uses.

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**4/2/2013-JRIOUX/Building:**

(Lt. Wallace, Ann Machado & I) Met with Bill Hopkins, design professional & discussed phased construction request (Phase I for Structural Only); no guarantee of uses (further review and approval required), that he should meet with planning staff for additional requirements; and that the Owner must establish a use for the newly created second floor.